

6 Croft Field, Chipperfield,
Kings Langley, Hertfordshire,
WD4 9ED

David
Doyle
Sales and Lettings

Price £575,000 Freehold



Located in this sought after cul de sac in the picturesque Village of Chipperfield is this 3 bedroom semi detached family home with a driveway and a pleasantly private approx. 125` rear garden Offering scope to extended STNC viewing is highly recommended.

The ground floor is arranged with a dual aspect living room with a set of double glazed patio doors that offer access out to the rear garden, a kitchen dining room, a useful utility room and an entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms, a family bathroom and a separate cloak room.

An outstanding feature of this property is the pleasantly private approx. 125` rear garden. Landscaped with a patio seating area, variegated herbaceous borders, two green houses, two garden sheds, an ornamental pond and gated side access.

To the front of the property is a driveway that offers excellent off road parking facilities.

With scope to extended STNC viewing is highly recommended.

Nestled in the heart of the Hertfordshire countryside, Chipperfield is a picturesque and highly sought after village that beautifully blends rural charm with modern convenience. With its leafy lanes, traditional pubs and the Village Green it's no wonder Chipperfield remains one of the area's hidden gems.

Located in this sought after cul de sac is this 3 bedroom semi detached family home

Approx. 125` rear garden

Scope to extend STNC

Dual aspect living room

Kitchen dining room

Utility

First floor bathroom with a separate cloak room

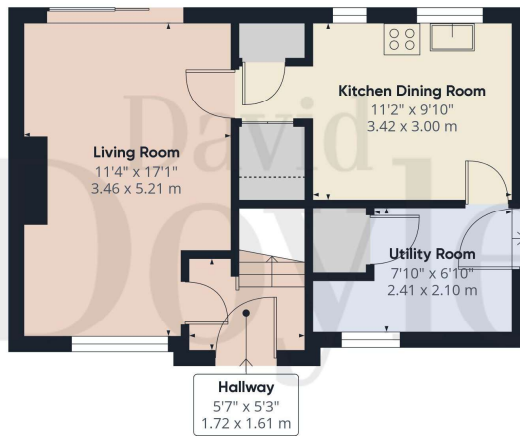
Driveway

Village location

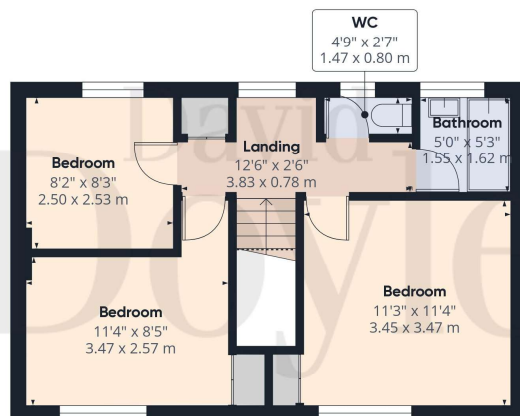
Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area[®]
836.22 ft²
77.69 m²

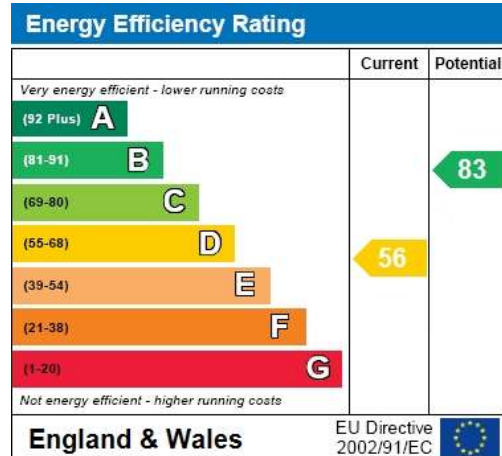
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

6 Croft Field, Chipperfield, Kings Langley, Hertfordshire, WD4 9ED

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1958
Council Tax Band	D
This year council tax charge	£2235
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.